



**City Council  
Pre-Agenda/Regular Meeting Minutes  
Monday  
June 8, 2020 @ 6:00 pm  
Trinity City Hall Annex**

**Members Present:** Mayor Richard McNabb, **Council members:** Jack Carico, Bob Hicks, Tommy Johnson, and Don Payne.

**Members Absent:** Steve Lawing

**Others Present:** City Manager, Debbie Hinson; City Attorney, Bob Wilhoit; City Clerk, Annette de Ruyter; Planner; Marc Allred and Deputy Sgt. Kyle Cox;.

- **Call to Order; Welcome Guests and Visitors**

Mayor McNabb called the Meeting to order at 6:10 pm.

- **Pledge of Allegiance and Invocation**

Mayor McNabb led the Pledge of Allegiance, Council member Payne gave the Invocation.

- **Review, amend if needed, and approve Proposed Regular Meeting Agenda**

Mayor McNabb called for an amendment or approval of Agenda as presented.

*A motion was made by Council member Johnson to approve the Agenda as presented. The motion was seconded by Council member Hicks and approved with a vote of 4 ayes and 0 nays with Council member Lawing absent.*

## **Standing Report**

### **A. Street and Development Updates**

Mayor McNabb opened this Item and called on Planning and Zoning Director, Marc Allred for updates.

Mr. Allred updated the following developments:

- **Trinity Townhomes**- completed, they are in process of working with DOT in reference to driveways.
- **Piper Village**- Sewer has been installed
- **Foxchase**- Sewer installed, ready to have base of street installed

### **Regular Meeting Begins Here:**

#### **I. Public Comment Period**

None

#### **II. Consideration of Consent Agenda:** These items are considered routine, non-controversial and are considered and approved by motion, second, and vote.

##### **1. Approval of the Minutes for the May 11, 2020 City Council Meeting.**

Mayor McNabb opened this Item and called for discussion, changes, and or motion.

*A motion was made by Council member Hicks to approve the minutes as presented. The motion was seconded by Council member Payne and approved with a vote of 4 ayes and 0 nays with Council member Lawing absent.*

#### **III. New Business**

##### **2. Approve Resolution of Intent to request State Grant and Loan Assistance to construct improvements to the City of Trinity Wastewater Collection System.**

Mayor McNabb opened this Item and called on City Manager Hinson for discussion.

Manager Hinson shared with Council this Resolution is needed to complete the application for the State Grant and Loan Assistance for improvements to the wastewater collection system. She feels this process will be a money saver to the City of Trinity.

*A motion was made by Council member Johnson to approve the Resolution of Intent to request State Grant and Loan Assistance to construct improvements to the City of Trinity Wastewater Collection System. The motion was seconded by Council member Hicks and approved with a vote of 4 ayes and 0 nays with Council member Lawing absent.*

### **3. Budget Amendment**

Mayor McNabb opened this Item and called on City Manager Hinson for discussion.

Manager Hinson discussed the Budget Amendments as presented to Council. **See Attachment 1.**

After presentation *a motion was made by Council member Payne to approve the Budget Amendments as presented. The motion was seconded by Council member Carico and approved with a vote of 4 ayes and 0 nays with Council member Lawing absent.*

## **IV. Public Hearing**

### **4. Review and Adopt Proposed Annual 2020-2021 Budget**

Mayor McNabb opened this Item and called on Manager Hinson for presentation.

Manager Hinson presented the Budget message in accordance with the NCGS 159-11 and respectfully submitted for review and consideration the proposed budget for the City of Trinity for Fiscal Year 2020-2021.

Mayor McNabb opened the Public Hearing at 6:46 pm.

Hearing no one speaking for or against, Mayor McNabb closed the Public Hearing at 6:46 p.m.

Adoption of the Budget will be considered prior to June 30, 2020. Notice of meeting for adoption will be posted and advertised.

### **5. Variance at 6561 Thompson Rd, PIN # 6798591120. The applicant would like to put a manufactured home on this lot. This is a quasi-judicial hearing.**

Mayor McNabb opened this Item and called on Planning and Zoning Director, Marc Allred for discussion.

Mr. Allred discussed with the Board of Adjustments that the applicant would like to put a manufactured home on the parcel. The request was denied due to a stick-built home located on the property that has been removed. There are 6 mobile homes on the street and it would not have a negative impact on the community.

Current Land Use:

- North : Manufactured Home
- South: Industrial
- East: Manufactured Home
- West: Vacant

This parcel is served by Davidson Water and no sewer is available.

Mayor McNabb opened the Public Hearing at 6:49 pm.

**Speaking For:**

**John Reekes- General Manager for Clayton Homes**, Mr. Reekes discussed the applicant owns the property and he is requesting the variance to allow her to place a manufactured home on the property.

**Speaking against:**

None

Mayor McNabb closed the Public Hearing at 6:52 pm.

After discussion, *a motion was made by Council member Payne to approve the variance as the applicant did not create the hardship. The motion was seconded by Council member Carico and approved with a vote of 4 ayes and 0 nays with Council member Lawing absent.*

**6. Rezoning of PIN # 6797433663 (Phase 3 & 4 of Bellawood) from R-12 to R-10.**

Mayor McNabb opened this Item and called on Planning and Zoning Director, Marc Allred for discussion.

The developer is trying to work with the same amount of lots that was originally approved by City of Trinity in 2016. There is a wetland and a high degree of topography (steep terrain) in the northwest. The new developer is designing the subdivision around these issues and leaving it open space.

Area was zoned R-12 by City of Trinity and a 104- lot subdivision was approved.

The Land Use for Phase 3 and 4 are;

- North- Golf Course
- South- Agriculture
- East- Single-Family Residential
- West- Commercial and Agriculture

- Total size 28.19 Acres
- There is a stream that divides the residential community from open space to the north. There is wetland that the original subdivision was unaware of. They planned on dead ending and losing 2 lots. New subdivision is going to go around the wetland.
- There is a lot of topography as you go north. New developer wants to create open space south of the stream, but north of the lots due to topography.
- Water and Sewer will be installed.

Mayor McNabb opened the Public Hearing at 6:59 pm

#### **Speaking For:**

**Judy Stalder, 3537 Admiral Drive High Point-**Ms. Stalder addressed Council stating the price range would be the same or greater. The lot size will be roughly 11,000 square feet, not much different from the current R-12 zoning. A Home Owners Association (HOA) will be established and the HOA will be responsible for maintaining the wetland.

**Kye Bunker, 110 Shields Dr., Kernersville-** Mr. Bunker reiterated what Ms. Stalder had discussed with Council.

#### **Speaking Against:** None

Mayor McNabb closed the Public Hearing at 7:05pm.

After discussion, *a motion was made by Council member Payne to recommend the rezoning of Pin#6797433663 as presented. R-10 is compliant with the Land Use Development and the change would keep to the original 104 lots that were approved. The motion was seconded by Council member Carico and approved with a vote of 4 ayes and 0 nays with Council member Lawing absent.*

### **7. Contract Renewal for 2020-2021 Annual Fire Inspections**

Mayor McNabb opened this Item and called on Chief Luke Richardson for presentation.

Chief Richardson introduced himself, Co-Chief Brian Causey and Nick Hill. Mr. Hill updated Council on the Fire Inspection Report.

- 176 inspected businesses and buildings in Trinity City limits
- 2019 Completed Inspections- 164
- Inspection Activities Completed-180

School inspections are performed twice a year, per code. There are four school inspections at this time; which account for a total of eight inspections per year.

Fire Inspections are now scheduled January through December rather than on a fiscal year schedule.

This Contract Renewal in the amount of \$10,120.00 has been included in the 2020-2021 Budget for approval.

Mayor McNabb opened the Public Hearing at 7:08 pm.

With no one speaking for or against, Mayor McNabb closed the Public Hearing at 7:08pm.

## **8. Funding Request for Randolph Senior Adult Association**

Mayor McNabb opened this Item and called on Mark Hensley for presentation.

Mr. Hensley, Director for Randolph County Senior Adults Association discussed his request for funding for the Randolph County Senior Adults Association in the amount of \$13,163.80.

The amount requested for FY 2020-2021 is to be used to cover the cost of purchasing home delivered and frozen meals at \$4.15 per meal. After reviewing the opening letter and funding application and noting a 21% decrease, I requested, received and reviewed a list of residents this organization uses on a basis to determine the number of residents served inside the City of Trinity. In my review of this list I found 13 currently served and 0 additional residents for the upcoming year.

Mayor McNabb opened the Public Hearing at 7:05 pm.

Hearing none for or against, Mayor McNabb closed the Public Hearing at 7:10 pm.

Mayor McNabb advised Mr. Hensley this request has been included in the 2020-2021 Budget for approval.

## **9. Contract Renewal for Randolph County Animal Control 2020-2021**

Mayor McNabb opened this Item and called Tammy Walker from Randolph County Animal Services for presentation.

Ms. Walker gave a brief review concerning the Animal Control process in Randolph County.

The cost for the Animal Control Contract for the year 2020-2021 will be \$26,527.98 with an increase of 7,680.98 from last year.

Mayor McNabb opened the Public Hearing at 7:21pm.

With no one speaking for or against, Mayor McNabb closed the Public Hearing at 7:22 pm.

This Contract Renewal has been included in the 2020-2021 Budget for approval.

## **V. Old Business**

### **10. Remove the following tabled item:**

**Appeal Zoning decision on 5001 Hopewell Church Road. Owner is contesting Zoning Administrator's decision that property and building is a Body Shop and Junk Yard.**

Mayor McNabb opened this Item and called on Planning and Zoning Director, Marc Allred.

Mr. Allred discussed with Council that on June 3, 2020 there was no evidence of Body Shop or Junk Vehicles on the property. There are vehicles on the property that are being stored for drop off at another location.

*A motion was made by Council member Payne to remove this from the table. The motion was seconded by Council member Hicks and approved with a vote of 4 ayes and 0 nays with Council member Lawing absent.*

After discussion, Council made no change to the Zoning Administrator's decision.

*A motion was made by Council member Payne to take no action and accept the Planning and Zoning Directors decision. The motion was seconded by Council member Hicks and approved with a vote of 4 ayes and 0 nays with Council member Lawing absent.*

## **V. Code Enforcement Report and Permits Report**

Mayor McNabb opened this Item and called on Planning and Zoning Director, Marc Allred for discussion.

Mr. Allred discussed with Council the several complaints he is receiving from residents about mowing right of ways. With the Department of Transportation facing shortfalls, mowing is not top priority.

## **VII. Business from City Manager and Staff**

Mayor McNabb opened this Item and asked Manager and Staff for any new business.

Manager Hinson shared with Council that Crystal Gettys, Randolph County Economic, has requested a Public Hearing to discuss possible new business to locate into Trinity. She has asked that the meeting be held on June 24, 2020.

After discussion, Council agreed to hold a Special Called Meeting on June 24, 2020 at 6:00 pm. The meeting will be to approve the 20-21 Budget and for the EDC to make their presentation to Council for a Building Reuse Grant.

## **VIII. Business from Mayor and Council**

Mayor McNabb opened this Item and called for any comments.

Council member Johnson discussed comments made to him concerning the possibility of getting an alcohol referendum placed on the ballot for November.

*After further discussion, a motion was made by Council member Johnson for the manager and clerk to prepare a Resolution to be considered at the July meeting to add an alcoholic beverage referendum to the ballot. The motion was seconded by Council member Carico and approved with a vote of 3 ayes and 1 nay. Council member Lawing was absent.*

Council member Carico discussed his desires to change the method of Code Enforcement complaints that will allow anonymous complaints and will not require identification of the complainant. He also discussed his desire to change the Ordinance from a complaint method to a non-complaint method that will allow the Code Enforcement Officer to identify properties that are not complainant and pursue compliance with the Ordinance.

After discussion, Council member Carico asked that these two items be placed on the August Agenda.

## **IX. Adjournment**

*With no other business to discuss, a motion was made by Council member Hicks to adjourn the June 8, 2020 meeting at 8:15 pm. The motion was seconded by Council member Johnson and approved with a vote of 4 ayes and 0 nays with Council member Lawing absent.*